

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH
C1	61°23'8"	424.84	252.18	433.71	455.17
C2	36°33'50"	349.53	112.10	213.49	216.96
C3	90°13'28"	29.88	30.00	42.34	47.06
C4	13°26'14"	1365.87	160.90	319.60	320.33

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.37	N 16°8'18" W
L2	54.08	N 67°56'53" W
L4	56.09	N 67°56'53" W
L6	54.08	N 67°56'53" W
L13	24.04	S 22°33'7" W
L14	10.35	N 67°56'53" W
L15	40.06	S 22°33'7" W

DEVELOPMENT SUMMARY

TAX PARCELS: 047-181-07 (20.959 AC)  
047-181-42 (4.0 AC)  
047-181-43 (2.854 AC)

SITE ACREAGE: 27.20 ACRES

EXISTING ZONING: CC (CD) PETITION #2002-127

TAX PARCEL	CC(CD)	BD(CD)
047-181-42	0.046 AC	0.000 AC
047-181-43	2.854 AC	0.000 AC
047-181-07	18.149 AC	2.810 AC
TOTAL	25.049 AC	2.810 AC

PROPOSED USE:  
RETAIL = 58,000 SF  
OFFICE = 200,000 SF  
CLIMATE CONTROLLED  
SELF STORAGE = 130,000 SF

REQUIRED YARDS:  
MALLARD CREEK CHURCH ROAD SETBACK:  
BERKELEY PLACE DRIVE SETBACK:  
SIDE YARD: 25.0'  
REAR YARD: 25.0'

DEVELOPMENT STANDARDS (CONT.)

PART IV (CONT.)

DESIGN GUIDELINES: (CONT.)

SECTION 6: BUFFER AREAS

- (A) THE BUFFER AREAS ESTABLISHED ON THE SCHEMATIC SITE PLAN SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE; SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF.
- (B) THE PETITIONER RESERVES THE RIGHT TO CLEAR, GRADE, AND FILL THROUGHOUT THE ENTIRE WIDTH OF THE BUFFER ADJACENT TO TAX PARCEL 047-181-24. CLEARING WILL BE LIMITED TO AREAS NECESSARY FOR ADEQUATE SLOPE GRADING, AND AREAS DELINEATED AS WETLANDS WILL REMAIN UNDISTURBED.
- (C) WHERE THERE ARE EXISTING TREES WITHIN BUFFER AREAS ALONG TAX PARCELS 047-181-02 THRU 04, THE PETITIONER RESERVES THE RIGHT TO CLEAR, GRADE, AND FILL WITHIN THE FIRST 30.0' ON THE INTERIOR SIDE OF THE BUFFER AREA AND, WHERE A BUFFER AREA CONTAINS A SPARSE AMOUNT OF VEGETATION, THE PETITIONER RESERVES THE RIGHT TO GRADE AND CREATE BERMS WITHIN THAT AREA.
- (D) THE PETITIONER RESERVES THE RIGHT, WITHIN ALL PORTIONS OF BUFFER AREA, TO INSTALL UTILITIES AND PEDESTRIAN PATHS. HOWEVER, UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT THE PROPERTY LINE WHICH ARE NOT LESS THAN 15 DEGREES.
- (E) NO BUILDINGS, PARKING SPACE, OR MANEUVERING AREAS MAY BE PLACED WITHIN THE BUFFER AREAS.
- (F) WHERE EXISTING TREES AND NATURAL VEGETATION WITHIN THE BUFFER AREAS HAVE BEEN CLEARED TO ACCOMMODATE GRADING, PEDESTRIAN SIDEWALK OR PATHS, CONNECTIVE DRIVES OR THE INSTALLATION OF UTILITIES, ANY CLEARED, UNIMPROVED PORTION OF THE BUFFER AREA SHALL BE LANDSCAPED WITH TREES AND SHRUBS IN A MANNER WHICH COMPLIES WITH SECTION 12.302 OF THE ORDINANCE.
- (G) IN THE EVENT THE ZONING FOR OR THE USES ON ANY ADJACENT PROPERTY SHOULD CHANGE AT SOME POINT IN THE FUTURE SO THAT THE BUFFER REQUIREMENTS UNDER THE ORDINANCE CHANGE OR ARE ELIMINATED, THEN THE BUFFER REQUIREMENTS MAY BE CHANGED ACCORDINGLY.
- (H) THE PETITIONER RESERVES THE RIGHT TO REDUCE THE WIDTH OF THE BUFFERS AS ILLUSTRATED ON THE PLAN. BUFFER WIDTH REDUCTION SHALL MEET THE REQUIREMENTS OF SECTION 12.302 OF THE ORDINANCE EXCEPT THAT BERMS SHALL BE A MINIMUM HEIGHT OF SIX FEET.

SECTION 7: SIDEWALKS

- (A) A 6.0' SIDEWALK WITH AN 8.0' PLANTING STRIP WILL BE PROVIDED ALONG BERKELEY PLACE DRIVE.
- (B) A PEDESTRIAN CONNECTION SHALL BE PROVIDED FROM THE WESTMOST PARKING AREA TO THE ADJOINING MULTI-FAMILY PARCEL TO THE WEST. THE LOCATION OF THIS CONNECTION WILL BE COORDINATED WITH THE ADJOINING DEVELOPER. FURTHERMORE, THE PRECISE LOCATION OF THIS CONNECTION WILL BE DETERMINED BY THE LOCATION OF AN EXISTING WETLAND AREA TO REMAIN WHICH STRADDLES THE TWO DEVELOPMENTS AND IS SUBJECT TO THE PREVIOUSLY PERMITTED RESTRICTIONS AND CONDITIONS. SUCH RESTRICTIONS MAY ALTER THE LOCATION OF THE PEDESTRIAN CONNECTION ACCORDINGLY.

SECTION 8: LIGHTING

- (A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
- (B) EXCEPT FOR PUBLIC STREET LIGHTS, THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30.0' IN HEIGHT. LIGHTING FIXTURES ALONG THE COMMERCIAL COLLECTOR STREET SHALL BE A MAXIMUM OF 23.0' IN HEIGHT. MAXIMUM LIGHTING ILLUMINATION LEVELS BE EIGHT FOOTCANDLES (8.0 fc) FOR THE 30.0' HEIGHT FIXTURES AND SIX FOOTCANDLES (6.0 fc) FOR THE 20.0' HEIGHT FIXTURES.
- (C) ALL DIRECT LIGHT INSTALLED WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCE LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS MALLARD CREEK CHURCH ROAD AND ADJACENT PROPERTIES. STREET LIGHTS AND PEDESTRIAN SCALE LIGHTS SHALL BE CAPPED TO PREVENT UPWARD LIGHTING OF THE NIGHT SKY.

SECTION 9: FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED ACCORDING TO THE CITY OF CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.

SECTION 10: DESIGN STANDARDS

- (A) THE SITE WILL COMPLY WITH SECTION 11.405 (7) OF THE CHARLOTTE ZONING ORDINANCE REGARDING REDUCTION OF THE SETBACK TO 14.0'.
- (B) DUMPSTER AREAS, WHERE PROVIDED, WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE. EACH DUMPSTER AREA WILL BE ENCLOSED ON ALL FOUR SIDES BY A WALL WITH ONE SIDE BEING A HINGED GATE. ARCHITECTURAL DESIGN OF THE DUMPSTER ENCLOSURES WILL BE COMPATIBLE WITH BUILDINGS WITHIN THE DEVELOPMENT.
- (C) ARCHITECTURAL COMPATIBILITY OF BUILDINGS WITHIN THE DEVELOPMENT SHALL BE ASSURED BY THE ESTABLISHMENT OF AN ARCHITECTURAL REVIEW COMMITTEE WITH JURISDICTION OVER THE ACCEPTABLE MATERIALS AND DETAILS.
- (D) EXCEPT AS NOTED ELSEWHERE IN THESE DEVELOPMENT STANDARDS, BUILDINGS THAT INCLUDE A RETAIL COMPONENT WILL BE A MINIMUM OF TWO STORIES WITH RETAIL LIMITED TO THE GROUND FLOOR.
- (E) THE MAXIMUM RETAIL TENANT SIZE SHALL BE 25,000 SQUARE FEET. THE BUILDINGS SHOWN ON THE SCHEMATIC SITE PLAN REPRESENT THE MAXIMUM NUMBER OF BUILDINGS ALLOWED. SOME BUILDINGS MAY BE COMBINED TO CREATE FEWER BUILDINGS, BUT IN NO EVENT SHALL THE MAXIMUM TENANT SIZE BE INCREASED AS INDICATED.
- (F) DUE TO EXISTING TOPOGRAPHIC/GRADING CONDITIONS, BUILDINGS 'I' AND 'II' SHOWN ON THE ILLUSTRATIVE SITE PLAN MAY BE DESIGNED WITH A LOWER LEVEL FRONTING BERKELEY PLACE DRIVE, A SECOND FLOOR LEVEL WITH THE PARKING LOT IN THE REAR, AND AN OPTIONAL THIRD FLOOR. IN THIS EVENT, RETAIL USES MAY OCCUPY BOTH THE LOWER LEVEL AND SECOND FLOORS, BUT MAY NOT EXCEED 30% OF THE TOTAL BUILDING SQUARE FOOTAGE. SEE INSERT 'A' ON THE SCHEMATIC SITE PLAN.
- (G) DRIVE-THRU WINDOWS SHALL BE LIMITED TO FINANCIAL INSTITUTIONS, PHARMACY USES LIMITED TO 4000 SF AND ACCESSORY TO MEDICAL OFFICE, AND DRY CLEANER USES LIMITED TO 2500 SF.
- (H) BUILDINGS 'VII' AND 'VIII' ARE DESIGNED TO APPEAR AS ONE BUILDING INCLUDING A COMBINATION OF A ONE STORY PORTION CONTAINING A RESTAURANT/CAFETERIA AND MULTI-STORY RETAIL SHOPS AND OFFICE. THE BUILDINGS ARE CONFIGURED AS FOLLOWS:  
-RESTAURANT/CAFETERIA ONE STORY: 11,600 SF  
-RETAIL SHOPS/FIRST FLOOR & LOWER LEVEL: 15,400 SF  
-OFFICE/SECOND FLOOR: 11,600 SF
- (I) PRIOR TO PERMIT APPROVAL OF EACH PHASE OF WORK, DEVELOPER SHALL SUBMIT A BUILDING SUMMARY TO THE PLANNING COMMISSION. SUBMITTAL WILL INCLUDE A SUMMARY OF: EXISTING AND PROPOSED BUILDING AREA. SUMMARY WILL SEPARATE BUILDING AREA BY USE (RETAIL, OFFICE, STORAGE, ETC.).

SECTION 11: AIR QUALITY

DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAD DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAD.

SECTION 12: SOLID WASTE

MECKLENBURG SOLID WASTE REQUESTS THE PETITIONER SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO LAND CLEARING AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE PLAN SHOULD SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL ALSO STATE THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

PART V

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THE PROPOSED ILLUSTRATIVE ZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.

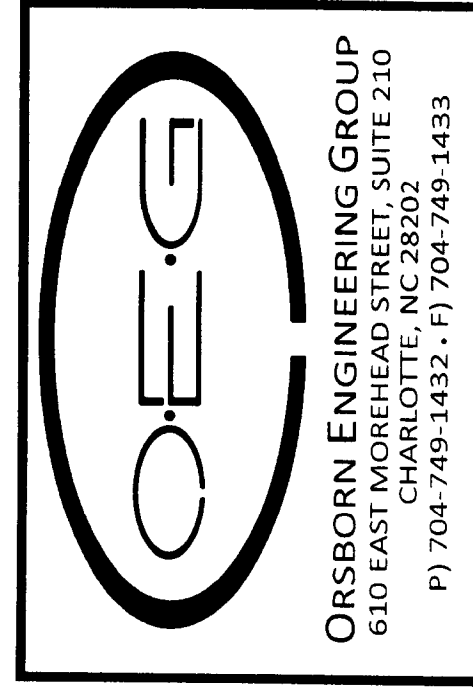
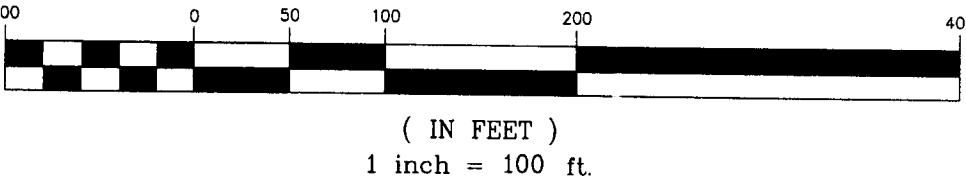
PART VI

BINDING EFFECT OF THE REZONING APPLICATION

(A) IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER," AND "OWNERS" SHALL BE DEEMED TO INCLUDE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE WHO, FROM TIME TO TIME, MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT OF THE SITE.

GRAPHIC SCALE



ILLUSTRATIVE SITE PLAN  
FOR  
PINNACLE POINT  
PETITION 2008-87  
CHARLOTTE, NORTH CAROLINA

PINNACLE POINT  
DEVELOPMENT, LLC.  
610 EAST MOREHEAD ST.  
CHARLOTTE, NC 28202

DATE	STAFF COMMENT	STAFF COMMENTS & COMMUNITY MEETING REVISIONS
06/13/08		
05/15/08		

JOB #	08009
DATE:	03/03/08
SCALE:	1" = 100'
DRAWN BY:	JAW
APPROVED BY:	JCO
C2.1	